

MINUTES OF THE WORK SESSION OF THE THATCHER PLANNING & ZONING COMMISSION

October 7, 2014

MEMBERS PRESENT: Chairman Ramon Morales, David Griffin, Jerry Hoopes, Eddy Carlton, Bret Whitmer, Ray Tuttle, and Town Engineer Heath Brown

MEMBERS ABSENT: None

VISITORS: Scott & Misty Curtis, David Udall, Steven Richardson, Boy Scout Troop 5736

Chairman Ramon Morales called the meeting to order at 7:00 PM, establishing that there was a quorum.

Pledge of Alliance

Roll Call

Approval of Minutes

Chairman Morales asked if there was any discussion of the April 2014 meeting minutes. A motion was made by Mr. Jerry Hoopes to accept the minutes and seconded by Mr. Eddy Carlton. The vote was a unanimous yes and the minutes were approved.

Public Hearing:

A. Proposed Revised Final Plat for The Village Subdivision

Chairman Morales asked if there was any discussion on the proposed revised plat. Mr. Scott Curtis explained that he and his wife own the Village Subdivision and are in the process of getting an approved public report so they will be permitted to sell lots. Mr. Curtis asked Mr. Heath Brown to explain the reason for the revised plat.

Mr. Brown explained that it's required that there be an entity on record that is responsible to maintain the storm water retention basins. In the past the Town has taken these over for maintenance and ownership, but is no longer doing so. Due to the difficulty and cost required to set up a homeowners association and because it is a very small subdivision, the owners would like instead to attach the land the basins lie on to the lots immediately adjacent to the basins. In this way, whomever owns those two lots, would be required to maintain the basins. The basins would still be dedicated as drainage easements and could not be used for any other purpose, including no vehicular access from the basin to the lots.

Chairman Morales asked which lots this would apply to and Mr. Curtis replied lot 9 and the lot his home is on. Mr. Bret Whitmer asked if the retention basins are required to be landscaped and if this subdivision falls under the old zoning ordinance or the new. Mr. Brown stated that this subdivision falls under the old regulations but the basins are required to be landscaped.

B. Proposed R1-43 Zoning Adoption for the Recently Annexed Porter Ln./Riverwalk Ln. Area

Chairman Morales asked if there was any discussion on the proposed zoning adoption. There was none.

Decision on Public Hearing:

A. Decision on Revised Plat

Dr. Ray Tuttle moved to approve the Final Plat for The Village Subdivision. Mr. Jerry Hoopes seconded the motion. Mr. Morales asked Mr. Brown how the Town will enforce the maintenance of the basins. Mr. Brown replied that the Town will treat the retention basins as we do all other private property in town. If there is an issue we will send them a letter giving 30 days for compliance, and if still nothing is done, the matter will be referred to the Town's prosecuting attorney and a court date will be set. The Town is also able to issue tickets and fines for non-compliance. The vote was called for and was a unanimous yes; the revised final plat was approved.

B. Decision on Zoning Adoption

Dr. Ray Tuttle asked if the lots shown on the map are new or existing lots. Mr. Brown explained that the area was annexed into the Town of Thatcher about 5 months ago and the lots were already created while in the County. After a new area is annexed into the Town, zoning must be adopted for that area. Mr. Brown spoke to most of the property owners to ask what zoning they desired and all the owners want a zone similar to what they had in the County with large lots required. The Town's R1-43 zone is a very good match and requires that lots be at least one acre in size.

Mr. Carlton made a motion to approve the R1-43 zoning for the Riverwalk area and Mr. Bret Whitmer seconded the motion. The vote was called for and was a unanimous yes; the proposed zoning adoption was approved.

Adjournment:

Mr. Hoopes made a motion to adjourn and Mr. David Griffin seconded it. The vote was a unanimous yes and the meeting adjourned.